

MEETING MINUTES

Meeting Date: June 15, 2015
Project Name: Steven's Creek Nature Preserve
Project Number: 15-006
Purpose of Meeting: Public Information Meeting – Town of Mint Hill
Minutes recorded by: Daniel McNamee, AIA, LEED ^{AP BD+C}
Issue Date: June 16, 2015

Attendees:

NAME	COMPANY	E-MAIL
Alicia Rocco	Meck. County AFM	alicia.rocco@mecklenburgcountync.gov
W. Lee Jones	Meck. County Capital Planning	lee.jones@mecklenburgcountync.gov
Chris Matthews	Meck. County P&R Nature Preserves	Christopher.Matthews@mecklenburgcountync.gov
James Williams	Meck. County P&R	James.Williams@mecklenburgcountync.gov
Charles Snow	Meck. County AFM	Charles.Snow@mecklenburgcountync.gov
Aaron Shier	Land Design	AShier@landdesign.com
Daniel McNamee	Neighboring Concepts	daniel@neighboringconcepts.com

Additional Distribution:

Gustavo Mibelli	Meck. County AFM	gustavo.mibelli@mecklenburgcountync.gov
Darrel Williams	Neighboring Concepts	darrel@neighboringconcepts.com
Jacqueline McNeil	Meck. County	Jacqueline.McNeil@mecklenburgcountync.gov

MEETING OBJECTIVE: To present the preliminary project information to the community including the pre-sketched plan, and answer any questions from the community. This meeting is a requirement for the re-zoning process.

ITEM 1 | Introductions

1. Lee Jones welcomed everyone to the meeting and began introductions.
2. Each attendee, both the design/owner team and the community in the audience, introduced themselves.

ITEM 2 | Presentation

1. Chris Matthews presented the following
 - Overview of the Nature Preserve system in Mecklenburg County
 - The proposed development concept
 - Overview of the existing site including descriptions and pictures.
 - Allowed and Prohibited Uses of the Nature Preserve per Nature Preserve Master Plan
2. Aaron Shier presented:
 - Context Map
 - Functional Diagram of proposed Developable area
 - Pre-sketch Site Plan
 - Proposed Typical Driveway cross section of entry from Thompson Rd.
3. Aaron Shier reviewed Precedent Imagery of anticipated principles to be implemented including:
 - Preservation – protect edges, blend site with building
 - Education – teach about storm water
 - Water Collection – Goose Creek water shed / sensitive development, why streams are important, stream ecology, stream in the building, natural materials for the nature center
 - Exploration – exciting engaging ways

ITEM 3 | Community Questions regarding the Steven's Creek Project

1. Who enforces the rules if someone breaks them? What are the hours that the facility will be open?
 - A: CM stated that rules will be enforced first would be by the Nature Center Manager, then Park Rangers, and then Police if necessary
 - A: Gates close 5-6p (or sundown in the summer months). Facilities open at 8am daily
2. What do you mean by daily?
 - A: 7 days per week (except on some holidays)
3. Will there be one driveway access point to the site?
 - A: Yes
4. What about the relationship to adjacent neighborhoods? Lights? Visual barriers? Fences?
 - A: Planting trees and required buffers will be provided
 - Night zero lights at property line
 - Potential fence is not planned at this point
5. What is the anticipated project timeline?
 - A: Rezoning by early fall
 - Design complete by Summer 2016
 - Construction through February 2018
6. What happens if the unowned parcels are not purchased?
 - A: Project will go on, but the design would have a more adverse effect on the existing wooded nature preserve property.
7. Impacts on Thompson Road? Will there be a turning lane?
 - A: There is no current traffic study, but a turning lane will be considered as the design proceeds to create a safe entry to the site
8. What is the anticipated daily visitation?
 - A: Like Reedy Creek Nature Preserve – 1800-2000 cars/month
9. Could you access the Nature Center/Preserve from Hooks Road?
 - A: More trees would have to be cut down for driveway access and building might not fit well in that area
 - It makes more sense for programming/nature center to be located as shown in Pre-Sketch Plan near the creek and where it will have less site disturbance
 - It is also really far from the creek
10. No turning lane could be dangerous on Thompson due to traffic patterns?
 - A: Agreed. One will be considered
11. What about a road exit at Hooks Road?
 - A: This could be cost prohibitive due to the length and it would also have an adverse effect on the existing environment of the site.
12. Would an access road have street lights?
 - A: Yes but they must/will be sensitive to the neighbors. No tall wooden poles as is seen on normal streets
13. Would trail construction happen when the building is constructed?
 - A: Yes
14. Will design and construction be sensitive to the surrounding neighborhoods regarding the trail network?
 - A: Yes. They will respect the required setback and will only natural trails (4-5' wide)
 - A: Trails will be focused near the nature center
15. How many miles of trails will be constructed?
 - A: 2-4 miles due to the size of the site
 - Reedy Creek Nature Preserve – 10mi
 - Latta Plantation Nature Preserve – 14mi
16. Would there be a connection to Maple Hollow Lane?
 - A: There will be no vehicular access, but a pedestrian access pathway will be considered if the neighborhood desires one.

17. Why not use the property near I485?
 - A: It is not in the current plans of the county, and the land is less desirable. It could be considered in the future though.
18. How many stories in height will the nature center be?
 - The front will be 1 story with some double height spaces
19. Where is the 2nd lift station located currently?
 - A: David Woodie stated it wasn't on this site, but was on the site south of I-485 at one time.
20. Is there any other infrastructure off Thompson Road?
 - Septic and Well will be on site as of now, but Electricity will come off Thompson
21. Old Hut lodge off of Hooks Road? Is it useable?
 - A: It no longer exists due to issues with safety
 - There are other remnants of structures
 - Simple shed roof
22. What does the County's max development rule of 10% include?
 - 10 percent maximum includes anything that is maintained except trails?
23. Will there be any organic farming?
 - A: There is only a focus on native plants, but could be considered
24. Would you please consider maximizing the amount of trails?
 - A: Yes
25. Will there be a connection to the Carolina Thread trail?
 - No, not here
26. How many parking spaces will accompany the facility?
 - Approximately 60 spaces
27. Are any trails leading to Hooks Road anticipated?
 - A: Yes
28. When will the project be completed?
 - A: February 2018 is the estimated completion date
29. Will there be any buses or public transportation routed to the nature center?
 - A: Buses – 2-3 times maximum one time a day. This is not a daily occurrence though
 - Summer is the busiest and will see the largest influx of traffic
30. Will there be spaces rented out on the property?
 - A: Yes, a room or shelter will be available for rent
31. Will there be a CMS school on site?
 - A: Not that we know of, it is above our pay grade though. It is not in our current plan nor is it something we seek for a site like this
 - A: This property is a Highest protection property
 - There will be nature-based education, but nothing hosted by CMS
32. How high of a priority are the trails during construction?
 - Trails will be constructed along with the rest of the project
33. Has the history of Steven's Mill in Union County and Stallings being considered for this project?
34. Will the nature center increase property values in the surrounding areas?
 - A: There is a typical increase (unless it is a sportsplex) due to the connective trail network
 - A: It is marketable when selling properties due to the access to the nature center
35. Will there be any additional fences?
 - Not unless there is a present need or reason
36. Will the excavated area be grassland?
 - A: There will be a parking lot built and the soil will be worked to restore the remaining areas in the long term
37. Can the process of rezoning be explained?
 - A: Rezoning hearing at the end of August
 - A: Rezoning approval anticipated in September

- A: If rezoning is not approved, we will start over
38. Is there online access to the pre-sketch plan shown?
- Yes, on P&R Website

ITEM 4 | Community Questions regarding the Stream Restoration Project (not part of rezoning process)

39. Is the stream restoration a done deal?
- A: No it is not a done deal. A certain percentage of owners will need to agree to easements. Still in conceptual stages.
 - A dense buffer will be created
 - A: The design has not yet started
 - A: The stream will be pulled back towards the P&R property line
 - A: Stepping stone crossing at stream is being considered
 - A: This is an all FEMA stream
 - A: The project will not reduce flooding. This is only a stabilization, and the flood plain will not change
 - Work will start at the top (north) and work down stream
 - The restoration will take approximately 14 months

ATTACHMENTS |

Public Information Power Point Presentation

Sign in Sheet

End of Meeting

These meeting minutes are considered correct and accurate, and will be part of the project documentation as recorded. Please send any comments or corrections to daniel@neighboringconcepts.com within 5 days of the issue date.